



Planning Committee

Present: **Committee Members**
Cllrs Pitt (Chairperson) Cooper-Marsh, Dunford, Hitchin, Maslen and Terry

Absent: Cllrs Collins, Slade

In Attendance: Town Clerk, Senior Admin Assistant

Minutes of the meeting of the **Planning committee** held on **Tuesday 17th December 2024** at **6.15pm** in the Eatons Community Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES.

086 Apologies for Absence

Apologies were received from Cllrs Collins, and Slade

087 Declarations of Interest

There were none.

088 Minutes

RESOLVED to approve the minutes of the Planning Committee meeting held on 3rd December 2024 as a true and accurate record.

Admin

089 Public Participation

There were two members of the public present who addressed the Council on application 24/02105/FUL – 5 Howitts Lane, Eynesbury.

- 1) The first resident outlined their objection to the application as a near neighbour. The objections focused on the positioning of a window which would look out onto the near neighbour's drive, which the near neighbour could fence off leaving little light to the proposed properties window. In addition, the entrance to the proposed property is close to that of the neighbouring property and faces partly onto a public pathway and the area of a water marker which has not been referred to in the application.

The resident also raised concerns around whether new highways permission would be needed for access and the lack of permission for proposed fencing to split the existing plot. The original application was found to be in breach of LP11,12 and 14 and deemed unneighbourly, the resident felt this was still the case.

Concern was raised over the report outlining predicted loss to biodiversity, with the resident feeling the offsetting proposal would not benefit the area directly.

- 2) A representative of the applicant spoke on the same application. They commented that the initial application was refused on 9 different points by HDC, however not all those reasons were upheld by an appeal inspector. They stated that the appeal accepted the suitability of the land for residential development, which was not in principle found to



be harmful to the conservation area, highway or pedestrian safety, increased flood risk or protected trees.

The application submitted aims to address the issues highlighted in appeal, which focused on the first-floor level of the proposed development. The new application is a bungalow, removing concerns about the first floor. The application includes a new fence and a dropped kerb for access has already been approved by Highways.

They commented that biodiversity offsetting is designed to allow offsite mitigation which is not unique to this scheme. No value on private gardens can be counted, so by definition it has to be off site.

090 Schedule of Current Planning Applications

The Committee considered the schedule of current planning applications, and the recommendations made by the committee are appended to these minutes.

18:38 Cllr Terry left the meeting.

18:40 Cllr Terry returned to the meeting.

091 Development Management Committee

The last meeting of the Development Management Committee was held on 16th December 2024 and there were no items related to St Neots.

092 Date of Next Meeting

Members noted that the date of the next Planning Committee meeting would be 14th January 2025.

Committee Chair

Schedule of Planning Applications –17th December 2024

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/02134/LBC	Mr and Mrs Rodley Public House Chequers Inn St Marys Street The proposals comprise a programme of internal and external works in association to the Listed Building's Change of Use from a public house into a single dwelling.	SUPPORT	Support the change of use and support the planning application subject to approval from the conservation/heritage officer.
The following application/s are in a conservation area				
S2	24/02105/FUL	AJB Homes & Utilities Ltd Land Rear Of 5 Howitts Lane Eynesbury Erection of single storey side extension to dwelling.	SUPPORT Abstained JD, VH, BP	No wider impact on the wider landscape and character of the area Efficient use of the site.
S3	24/02021/FUL	Mr Neil McGeoch 25 - 27 Market Square St Neots PE19 2AR Reinstating two no. retail units.	SUPPORT	We consider that the proposal would assimilate itself to the existing part of the town. Members would like to encourage HDC planning officers to consider St Neots Neighbourhood Plan Policy SS1 for proposals that involve alterations to buildings that contribute to the character or appearance of the conservation area including any proposed signage.
S4	24/01995/FUL	Mr James Doan 64 High Street St Neots PE19 1JG Proposed change of use from Use Class E (Hair Salon) to 'Sui Generis' (Nail Bar) (retrospective)	SUPPORT	No Comment
S5	23/00727/OUT	Joel Xavier 37 New Street St Neots PE19 1AJ Outline planning application with all matters reserved for: Construction of an additional storey, improvements to the fenestration and insulation and the creation of 3 further flats, bringing the total to 5. Amendment to the description for the proposal and new build dwelling removed from application.	PARTIAL SUPPORT	Partial support – support the additional storey to the existing building to create a 3 rd storey but not support additional storey at the rear due to lack of parking provision. Object to the proposed brick wall to the front of the property to obscure bin storage. This will have a negative impact on the street scene.

Schedule of Planning Applications –17th December 2024

No.	Reference	Development	SNTC Decision	Notes
S6	24/02131/HHFUL	Mr Sam Harrasi 66A Berkley Street Eynesbury St Neots Erection of single storey side extension to dwelling.	SUPPORT	Within a sustainable location.
S7	24/02213/HHFUL	Ms Anne Davies 8 The Maltings Eaton Socon St Neots Proposed single storey rear extension.	SUPPORT	Improves the property.
S8	24/00722/REM	Gallagher Estates Ltd Loves Farm Eastern Expansion Development Area Cambridge Road St Neots Application for Reserved Matters Approval relating to 1300388OUT for the appearance, layout, scale and landscaping of foul water pumping station	SUPPORT	No comments

Chairperson